

DECLARATION OF SERVICE OF MAILING

I, Katie Moseley, state and declare as follows:

That on the 24th day of February, 2023, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition:

Notice of Public Hearing: Final Plat- Reserve at Forest Ridge
PRJ17-00022, PP18-00001, FP22-00001

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed on the 24th day of February, 2023 at Issaquah, Washington.

Katie Moseley
Printed Name

Katie Moseley
Signature

Notice of Public Hearing



CITY OF
ISSAQUAH
WASHINGTON

Community

Planning & Development Dept.

P.O. Box 1307

Issaquah, WA 98027

425-837-3100 CPD@issaquahwa.gov

Project Name: Final Plat – Reserve at Forest Ridge

Application: November 11, 2022
Application Complete: November 29, 2022
Notice of Public Hearing: February 25, 2023

Date: Tuesday, March 7, 2023

Time: 10:00 a.m.

Virtual: <https://www.issaquahwa.gov/ReserveForestRidge>

PROJECT INFORMATION

File Number(s): PRJ17-00022, PP18-00001, FP22-00001

Project Description: A Final Plat for the subdivision of 10 residential lots and two tracts for open space, recreation, access, and utilities on approximately 1.12 acres.

Project Location: The site is located in the Issaquah Highlands – north of 14th Place NE, south of NE Park Drive, and west and NE Falls Drive. (See Site Plan)

Size of Subject Area in Acres: 1.12 **Sq. Ft.:** 48,648

Applicant: Taylor Morrison
ATTN: Richard Rawlings
13810 SE Eastgate Way, Suite 410
Bellevue, WA 98005
Phone: (425) 586-7706

Email: RRAWLINGS@TAYLORMORRISON.COM

Decision Maker: Hearings Examiner

Required City Permits: Final Plat

Required City Permits, Not Part of this Application: Site Work, Building, and Landscape permits

Required Studies: NA

Environmental Documents Relevant to this Application: Grand Ridge Environmental Impact Statement (EIS), 1995

REGULATORY INFORMATION

Zoning: Urban Village – Single Family (UVSF-1)

Comprehensive Plan Designation: Low Density Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Issaquah Highlands Development Agreement, Comprehensive Plan

MEETING PACKET AND MATERIALS

Please visit <https://www.issaquahwa.gov/ReserveForestRidge> to view the Staff Report describing the project

PUBLIC COMMENT

Key application documents are available at the City's website: www.issaquahwa.gov/activeprojects. Click on the parcel, select "View Related Documents and Permits", and then click on the "Related Documents" tab. The full application can be made available for review upon request by contacting the Project Planner.

Written comments are due by 5:00 pm on Monday, March 6, 2023:

Community Planning & Development Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

CITY CONTACT INFORMATION

Project Planner: Daniel Martinez, Associate Planner
Phone Number: 425-837-3124
E-Mail: danielm@issaquahwa.gov

Community Planning & Development Department:
Phone Number: 425-837-3100
E-Mail: cpd@issaquahwa.gov

ISSAQUAH HIGHLANDS
FINAL PLAT OF DIVISIONS
1, 2, 3, 9, 10, 12, 13, 15,
16, 17, & 18
REC. NO. 9712171813



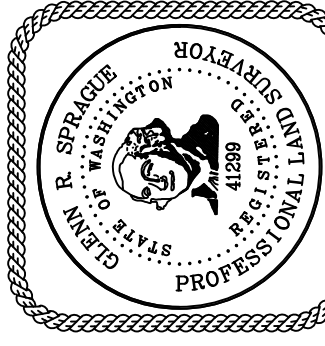
- F.P. EASEMENT PROVISION.**

PRIVATE STORM DRAIN EASEMENT. SEE E.P. # 6-8

PUBLIC ACCESS EASEMENT. SEE E.P. # 4

SEE SHEET 2 FOR NUMBERED EASEMENT PROVISIONS

SEE SHEET 2 FOR NUMBERED GENERAL NOTES.



12100 NE 195th Street, #300
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425.885.7877



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SCALE: 1" = 20'

